



Viewings by appointment  
0207 483 2611

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Fellows Road, NW3 3LJ

£1,650,000\*fees apply



An exceptional, very large and spacious, 3/4 bedroom and 1/2 reception, 2 bathroom ground floor apartment with private front and rear garden and own private gated entrance.

Occupying the whole of the ground floor and offering close to 1500 sq ft of lateral space, the property has undergone complete refurbishment throughout to provide a stunning home.

Situated in a smart period building in Belsize Park only moment from Englands Lane.

Tenure: Leasehold, 125 years from June 16, 2021

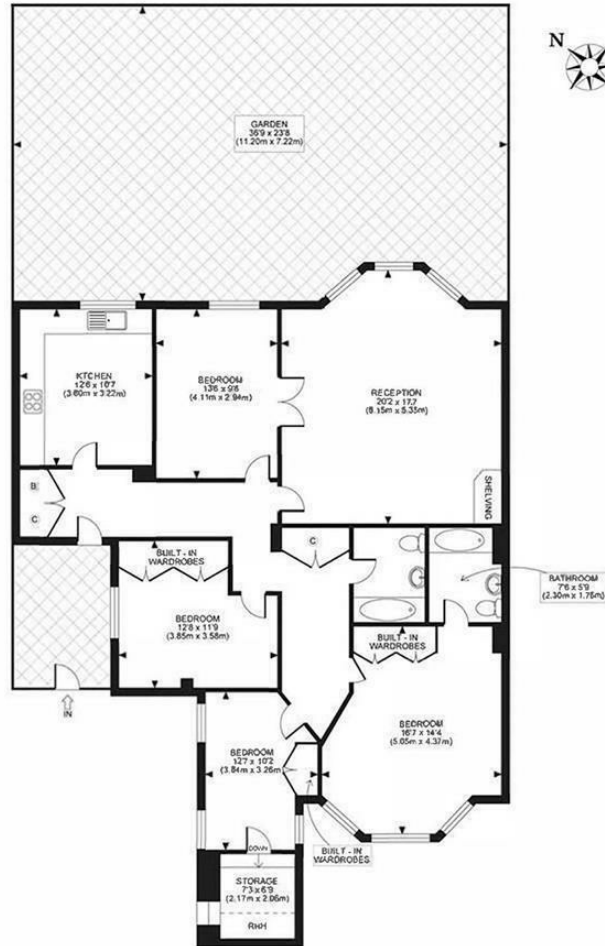
Service charge: £1,200pa

Ground rent: £200pa



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FELLOWS ROAD, NW3  
TOTAL APPROX. FLOOR PLAN AREA 1462 SQ.FT (136 SQ.M.)  
(INCLUDING RESTRICTED HEAD HEIGHT)  
GROUND FLOOR



All measurements walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent nor Zentuvo.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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\*All Fees stated are inclusive of VAT  
(calculated at 20%)

Referencing Fee: £29.50 per applicant

Inventory/check-in fee: From £120 to £260 (dependent on the size of the property).

Administration fees: £107 per property

#### Important Notice

In accordance with the Property Misdescriptions Act (1991) we have prepared these particulars as a general guide to give a broad description of the property. They are not intended to constitute or form part of a contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All measurements, photographs, virtual tours, floor plans and distances mentioned are given as a guide and should not be relied on. Details of lease, service charge and ground rent are given as a guide and should be confirmed by your solicitor prior to exchange of contracts. The copyright of these property particulars remain exclusive property of Abbey Properties.